# MIAMIBEACH

MBCC Special City Commission Workshop Miami Beach Convention Center 1900 Convention Center Drive, Miami Beach, Florida Tuesday, May 14, 2013

Mayor Matti Herrera Bower Vice-Mayor Jonah Wolfson Commissioner Jorge R. Exposito Commissioner Michael Góngora Commissioner Jerry Libbin Commissioner Edward L. Tobin Commissioner Deede Weithorn

City Manager Jimmy L. Morales City Attorney Jose Smith City Clerk Rafael E. Granado

# Miami Beach Convention Center Special City Commission Workshop

Meeting called to order at 10:48 a.m.

Welcome statements from Mayor Matti Herrera Bower.

Developer Presentation:

# 10:30 a.m.

Miami Beach Convention Center Special Commission Workshop, Public Comment Master Plan, Letter of Intent and Presentation by Portman Group; MBCC, Hall C, First Floor, Ballroom 3.

Click the link below to view the Portman-CMC Presentation: mms://stream.miamibeachfl.gov/training/firedept/mbcc/Portman051413.wmv

Summary of Presentation:

The Portman-CMC Team (Portman Team) is led by Portman Holdings LLC. Other members of the Portman-CMC Team include CMC Group, Bal Harbour Shops, Cirque du Soleil, Fentress Architects, Revuelta Architecture International, BIG- Bjarke Ingels Architects and landscape designers West 8.

The Portman Team presented its final master plan design for the Miami Beach Convention Center District, which included plans for the Convention Center hotel, open spaces, retail, cultural and entertainment uses. The project calls for a renovation and expansion of the Miami Beach Convention Center with the addition of a ballroom; the addition of meeting space; a new

Convention Center headquarters hotel; outdoor public spaces, parking, restaurants and entertainment. A key design element of Portman-CMC's plan is the concept of the town square.

The Portman proposal aims to transform the "dead black hole of asphalt in the heart of one of the most beautiful and lively cities in America" into an "archipelago of urban oases made up of paths, plazas, parks and gardens, which will all lead to the heart of the plan: the Miami Beach Square." The square will become the "front door" to the Convention Center and the convention hotel, as well as the "front lawn" to a revitalized Jackie Gleason Theatre, a town square for City Hall, an outdoor area for the Latin American Cultural Museum, and the "red carpet" for the big botanical ballroom.

The square creates a series of connections across the site: a diagonal that connects the Soundscape to the Botanical Gardens and Holocaust Memorial, a north-south connection joins the Collins Canal to Lincoln Road and channels the flow of convention visitors to Lincoln Road; and a green network of public spaces that connects all of the adjacent neighborhoods, formerly separated by the Convention Center, into a coherent community for both visitors and residents.

Due to resident demand, Portman will preserve and enhance the architecture and programming of the Jackie Gleason Theatre. Towards the square, they propose a performing arts center with various spaces for rehearsal and offering a visual connection to the public. Adjacent to the Jackie Gleason Theater they propose the new Latin American Cultural Museum consisting of a base of public programs opening up on the square.

Portman's proposal places City Hall in the middle of the town square with space for public expression. City Hall and the ballroom bookend the square making it an extension of the activities of City Hall. The ballroom has an entrance to the south and to the north allowing for connectivity to the Convention Center.

The Portman plan, primarily the work of Danish architect Bjarke Ingels and Jamie Maslyn Larson of the landscaping firm West 8, which designed the nearby Soundscape Park, puts the main entrances to the Convention Center on the southeast corner and west face of the building, with apartments lining the east side along Washington Avenue. The Convention Center's roof would become an enormous canvas for changing works of art.

The roof of the Convention Center is framed by a "green roof" drawing the outline of the urban block, framing the hotel gardens and the roof parking interspersed with shade giving landscapes. As a reoccurring annual event, they propose to sponsor an art foundation that will deliver a roof art piece to cover the remaining roof surface turning it into a giant ever-changing canvas seen from the air as well as the roof terrace of the hotel. An ever-changing giant canvas that will annually challenge artists with an architectural scale canvas seen from adjacent buildings, from airplanes and Google Earth.

The hotel lobby spans the entire south elevation in continuation of the Convention Center lobby. The Hotel façade is pulled back forming a cascade of terraces for the south facing hotel rooms, decreasing the perceived height seen from the Gleason and the surrounding areas.

The Portman Team focused on traffic problems by discussing a broader effort to improve mass transit options and getting people out of their cars.

Portman Holdings Vice Chairman Jack Portman and CEO Ambrish Baisiwala said their plan would cost \$74 million less than the Tishman Team's estimate of \$625 million, and would take 13 fewer months to construct. The Portman Team said its plan would cost less, and give back more to the city.

Richard "Dick" Gephardt, former United States Congressman and House of Representatives Majority Leader announced that Portman-CMC has collaborated with Delos to incorporate wellness and health components into the hotel and Convention Center design. Miami Beach would be the first Convention Center in the world to have design features integrating air and water filtration systems, natural light and anti-bacterial surfaces.

# Summary of the Portman plan:

- 1. The central square is the focus of the plan, around which are the Jackie Gleason Theater, a Latin American Cultural Museum, City Hall, the freestanding ballroom building, and the hotel.
- 2. The Jackie Gleason Theater will open up to the west, creating a large new practice room with a window wall. Cirque du Soleil will share stage time with live music acts.
- 3. The hotel is attached to the Convention Center's southern end, rising above the structure, but kept at a low height to blend in with the surrounding community. The perimeter of the building's roof will have a continuous green loop, and the hotel will look out onto an "art roof" over the building's central expanse. A "green roof" idea will be used for other, smaller buildings.
- 4. There will be a rooftop-viewing terrace for the "art roof."
- 5. To the west of the ballroom, low-rise residential buildings. To the north, the ballroom will open out to the Miami Beach Botanical Gardens.

# **QUESTIONS AND ANSWERS:**

**Mayor Bower** stated that she has been very concern with the roof of the Convention Center, and now is pleased. She asked where the public could go to see the roof.

The Portman Team explained that on the roof, you could see the green strip that goes around, and that will be accessible to the public. There will also be areas in the hotel, facing north, where the public can look down. The green track that goes around is accessible to everyone. This concept was done at the Metropolitan Museum of Art in New York.

**Commissioner Libbin** congratulated them, and stated that watching the film it had the feeling of the World's Fair, and added that they did an excellent job. He asked how the Miami Beach Square is going to be integrated to Lincoln Road, as opposed to being a detraction. He stated M:\\$CMB\CITYCLER\AFTERACT\2013\05142013\Aa05142013.Doc

that he wants everything to work together and asked for an explanation of the vision as to how the square will be integrated to Lincoln Road and bring traffic to Lincoln Road, as opposed to away from it.

In response, the Portman Team stated that one aspect of the square is a design that brings thousands of visitors. First, this is an area that can expand and contract, and on the days where there are not thousands of visitors, there are key points of intuitive connections in the neighboring squares that weave them together. When there are not thousands of people, the square is animated and when you have thousands of visitors the people spill populating the green archipelago. Secondly, the square is placed on an area that links naturally to Lincoln Road. The square will be a contrasting experience from Lincoln Road. Lincoln Road is a lineal experience with several stores, and this is a square. There will be different activities that activate the square, and Pennsylvania Avenue will be a direct tie to Lincoln Road.

**Commissioner Libbin** stated that there has not been much talk about the retail and asked to be walked through the retail space, amount, location, etc., and how the two plans compare.

The Portman Team stated that as indicated in the Letter of Intent, they would have about 125,000 square feet of retail located around the square with mainly food and beverages retail. They do not want to compete with Lincoln Road, so the retail has to contrast with Lincoln Road. Some of the retails will be at the Gleason, the Cultural Center, the hotel, etc., all around the square. The major portion of the retail will be on the ground floor of the 17th Street garage after it is remodeled, and that is in the Lincoln Road area.

**Commissioner Libbin** asked how much is retail is in the square versus the garage.

The Portman Team responded that the garage is about 70% of the retail space.

**Commissioner Libbin** asked if people are staying at a hotel in Collins Avenue where will they enter the Convention Center.

The Portman Team stated that there are multiple entries to the Convention Center and there is one directly on 18<sup>th</sup> Street and Washington Avenue. There is an entry off the square and another one on 20<sup>th</sup> and Washington Avenue.

**Commissioner Libbin** asked who pays for the police cost and what will it do to the City's pension cost.

The Portman Team stated that their plan includes the maintenance up keep, but does not include the operating costs. If police officers are required for an event, that will not be part of their cost, it will be part of the event itself. All the traffic changes suggested and all the upkeep will be part of their cost.

**Commissioner Exposito** stated that there will be another workshop tomorrow and he would like to give the residents an opportunity to ask questions.

**Commissioner Tobin** yielded his time to the public for questioning.

**Commissioner Weithorn** stated that she has a procedural question, and will have no problem yielding her time to the public if she will be able to ask her question tomorrow. She also yielded her time.

**Commissioner Tobin** asked, and would like an answer tomorrow, that if they were to substantially pull auxiliary uses and just have the base plans for the Convention Center, how much will it cost the residents?

The Portman Team explained that they would be able to answer this tomorrow. They added that by taking some of the elements out, you not only take out buildings, but also the life of the area.

**Commissioner Exposito** stated that tomorrow they would have seven hours with both Teams. Since tomorrow the Commission will have an opportunity to ask questions, he would like to give this opportunity to the residents today.

**Mayor Bower** stated that if another meeting is needed with the staff, it could be done. She added that the Teams should be prepared to give them a breakdown of the different amount of retails and the cost, in other words, they need to give options. She also added that once the plan is formulated, the City should not change it. Staff should not be negotiating with the Team after the plan is formulated and voted on by the City Commission.

The Portman Team stated that they submitted a base proposal and an expanded proposal and they can do either one, or also anything in the middle.

**Commissioner Góngora** commended them on a very well put together presentation. He has the following questions: 1) How are the auxiliary plans benefiting the residents, 2) He is concerned about traffic, and would like to know what plans are in place to control it or how this project will not impact the traffic in our City, or how would it alleviate the congestion that already exists.

The Portman Team stated that there is not just one way to alleviate traffic and it will take all the different components that he mentioned.

# **PUBLIC COMMENT:**

- 1. Juergen Brendel stated that he Googled the Department of Transportation and found out that 400,000 cars come into Miami Beach via all the different causeways every day. He stated that imagine what will happen to the traffic with a major convention, and where would the people park. He would have liked it better if the Portman Team would have suggested building a parking garage at the Miami Herald Building in Miami and built a monorail into Miami Beach, which would have made more sense to him.
- **2. Frank Del Vecchio** stated that he is so glad that former Congressional Majority Leader Dick Gephardt is here because his question is for him as well as for the Teams. He stated that one of the major areas of public disgust is when legislators, municipal officials who have been involved in military, health care, and development deals end up, when the leave office or employment, M:\\$CMB\CITYCLER\AFTERACT\2013\05142013\Aa05142013.Doc

either them or their families, as lobbyist for the industry they regulated. So far, both Teams have met the test of integrity. He is challenging everyone to incorporate in the Letter of Intent binding assurances that could be imbedded in the contracts so that for a period of five years subsequent to ending employment or leaving office, the Portman Team will not employ any City employee, City officials and/or consultants, five years after leaving office, that have done substantial work on this RFQ. You now can offer reassurance to the public that this is the direction that you will embrace.

- Mr. Portman stated that he can understand Mr. Del Vecchio's concern, and he can unequivocally say that they will embrace it.
- **3. David Crystal,** candidate for Miami Beach Commissioner for Group I, commended them for their talent and good piece of work. He asked if they researched the historical and financial context of Miami Beach before they embarked on this project. It seems unethical that people did not inform the Portman Team where the City is financially before they started. The situation is such that nobody knows how they are going to pay for it. Many of the optimistic prognoses are based on the notion that the tenuous situation will remain tenuous and not worsen. Our annual contribution to the pension liabilities has risen from \$5.6 Million in 2001 to \$70 Million this year. By that projection, in ten or fifteen years everything the City spend in government will go solely to cover pension liabilities. This coupled with what the City will be spending on the Convention Center, will you put pressure to bring down the pension liability so that the City may be able to afford this project?

The Portman Team stated that they appreciate his concerns; but for this project, they worked with the guidelines provided to them by the City with the sources that are available for the use of this project. He informed that they are using \$93 million less than what is available, and there are no new taxes and no new charges.

**4. Jane Lawson** stated that they have done an amazing job in many respects, and she sees a lot of thought and creativity in their plan. She thinks the project is very dense and the building envelope is 52 acres, and when you have a Convention Center and a hotel that takes up about half of the 52 acres, that makes it very dense. This is going to result in horrendous traffic problems.

The Portman Team stated that of the 52 acres, more than 50% is public space, and of that 50%, more than 50% is soft space with plants and greens pace.

**Jane Lawson** asked if the SoundScape, the Holocaust and the Botanical Garden are included in that soft space. The speaker responded that they are not included.

**5. Richard Bennetti,** CEO of Ocean Drive Transportation, stated that his concern is transportation. Transportation has always been an issue in Miami Beach and is not going to go away; all the City can do is make it better. This is a phenomenal project, but transportation is a problem. He stated that at the Miami Heat games they have a good system for getting people in and out efficiently. He asked why this project could not be paid from the events held at the Convention Center. He stated that timing is important when handling congestion and the

congestion is usually in the morning when people are coming to work, and in the afternoon. With your plan, there was a time schedule and he thinks this project can be done.

- **6. Ray Breslin**, President of Collins Park Neighborhood Association, stated that the two plans are becoming more like one plan because they both have listened to the residents of Miami Beach and what they want. They need all the different components to activate the neighborhood, reduce crime and keep the homeless away. The plan is perfect, and you are bringing the City to the world-class standard that we are. Both Teams have done a great job, but get rid of the cobblestones because physically challenged people on wheelchairs and walkers cannot handle them.
- **7. Dirk DeSouza**, stated that he represents "Save the Fillmore" and a couple of hundred people in the social media, and they are against demolishing the building so please rethink your plan. He is concerned with the word "maybe" to a permanent Cirque De Soleil. He wants to know the status of the Cirque De Soleil relative to the project now.

The Portman Team stated that they did hear the Community, as they made their position in reference to the Fillmore clear, and that is why they have decided that it was in the best interest of the community and the project to keep the Gleason Theater. Concerning Cirque, Live Nation has a contract that can be extended until 2017 or more. They are working with Live Nation, and had conversations with Live Nation and Cirque De Soleil. Cirque will be a content provider to the Live Nation entity. It will not be a Cirque theatre, and it will only comprise 20 to 30% of the content going there. He added that Cirque would be sensitive to the Miami Beach environment and the people.

**8. Sheila Elias** stated that she is a contemporary artist and a patron of the arts in Miami Beach. She is totally immersed in the arts and is a member of the Bass Museum. She is excited with this project because the Portman Team seems to be pursuing the arts in conjunction with the green space. Few people concentrate on the artist, and this project concentrates on the artist. She likes the water feature, it is a wonderful project and she congratulated them.

Morning Workshop concluded at 2:55 p.m.

# Afternoon Worshop called to order at 3:03 p.m.

Welcome statements from Commissioner Jorge Exposito.

### 2:30 p.m.

Miami Beach Convention Center Special Commission Workshop, Public Comment Master Plan, Letter of Intent and Presentation by Tishman Group, MBCC, Hall C, First Floor, Ballroom 4.

### **Developer Presentation:**

Click the link below to view the South Beach ACE Tishman UIA OMA Presentation: <a href="mailto:mms://stream.miamibeachfl.gov/training/firedept/mbcc/Ace051413.wmv">mms://stream.miamibeachfl.gov/training/firedept/mbcc/Ace051413.wmv</a>

### Summary of Presentation:

The South Beach Arts Culture Entertainment Team (Tishman Team), is led by Tishman Hotel & Realty. The Tishman Team also features Robert Wennett's Miami development firm UIA Management LLC, landscape architects Michael Van Valkenburgh Associates Inc., Raymond Jungles Inc., and Convention Center planners TVS Design.

The Tishman Team plan call for incorporating a new hotel into the renovated Convention Center and replacing stretches of asphalt with public green space that would connect the various components.

The Tishman Team is proposing to create a band of civic and cultural buildings at the south end of the Convention Center site that would include the existing City Hall, a renovated Jackie Gleason Theater and new cultural buildings.

At the center of Tishman Team's, Dutch architect Rem Koolhaas rotates the Convention Center's layout 90 degrees, reducing the building's footprint by 33 percent while maintaining its usable interior space and creating a new concourse along the southern end of the building that could also be used for additional exhibit areas.

The hotel sits atop the Convention Center's southern end, and sweeps up around to the west side of the building, with the ballrooms incorporated into its lower floors. Truck loading docks and cars parking are hidden beneath a new terraced recreational park along the north side.

The Tishman Team focused on traffic problems by incorporating improved traffic signals and new patterns for drop-off and pickup areas around the site.

Daniel R. Tishman, Chairman, Tishman Construction Services, said the difference in cost between the Tishman Team and what was being proposed by the Portman Team was that Portman's plan includes 125,000 square feet of retail space, whereas the Tishman Team has planned for only 60,000, minimizing the scope of private development on the site in response to community feedback and the concerns of storeowners on nearby Lincoln Road. The goal "was not to create a new City," said Victor Diaz, an attorney for the Tishman Team. "It was to revitalize and reposition our Convention Center, and that is what we delivered."

Mr. Tishman also said that the Tishman Team has a stronger, more conservative funding plan, with the financing on the private side including only 51% debt and all of the private equity coming from the Tishman Team and its long-time partners, led by MetLife.

The Tishman Team said the similarities between their plans revealed its competitors were coming around to ideas it has had in place since the Teams presented their preliminary plans nearly three months ago.

Summary of the Tishman Team's plan include:

- 1. A reoriented Convention Center, with all concourses to the south, and loading/unloading/service to the north.
- 2. A vertical Convention Center, with an elevated ballroom, 800 room hotel, and hotel meeting spaces on top of the main Convention Center halls, high enough to capture views of the City and the ocean. Rooftop space will be allocated to either art amenities or a "green roof."
- 3. The loading, parking and utility areas to the north buried by a giant manmade hill that goes all the way to the Convention Center's roof with rolling meadows and slopes, capturing the views.
- 4. An expansion to the Miami Beach Botanical Gardens, bringing them south and through the site.
- 5. The reorienting and vertical stacking of the Convention Center will open up more corridors for ocean breezes, and the landscaping plan will focus on providing maximum shade.
- 6. A completely openable wall between the westernmost Convention Center Hall and the Miami Beach Botanical Gardens /parkland outside.
- 7. A plaza to the south of the Convention Center, links together City Hall, the Jackie Gleason Theater, the new cultural building, and retail and residential to the west. The Gleason will be given an exterior auditorium, thus making the stage two-sided. The plaza extends all the way to 17th Street.
- 8. A curving 17th Street with wide medians will mitigate traffic and make pedestrian crossings much more comfortable.
- 9. The 17th Street garage will be preserved, with new ground level retail, possible residential on top, and an amenity deck.

# **QUESTIONS AND ANSWERS:**

**Commissioner Tobin** stated that the other Team is spending \$18 million to rehabilitate the Jackie Gleason Theater, and the Tishman Team is not spending any money to rehabilitate the Gleason.

Victor Diaz responded that both companies put statements in the LOIs that the Gleason is not under their control. It is leased by the City to Live Nation. The other Team has assumed that they can reach an agreement, but they do not have an agreement with Live Nation. He added that once the City turns over the agreement with Live Nation or they reach an agreement with Live Nation, they have \$12 Million to renovate the Gleason. The reason the other Team is spending \$18 Million to renovate the Gleason is because they are expanding it with Cirque De Soleil and they are adding retail. They are leaving the Gleason as it is, and just restoring it to its historical façade.

**Commissioner Libbin** asked them how they are handling traffic better than the other Team is, and asked them to explain the circulator.

The Tishman Team explained that the less attractive activities happen on the side and on the edges of City streets and in their plans they are bringing those activates inside of the site. The circulator that you see around the less attractive activities area is dedicated to the hotel. There are several entrances to the Convention Center. They were able to bring the trucks inside the site. They have been criticized for bringing the trucks in. We know that the trucks need to come in and make sharp turns to reach the loading area and then get back out. The Tishman Team has created a "spin-around" area for the trucks and this will eliminate a backup. The beauty of the program is that the "load in" and "load out" is at different times. He continued explaining.

**Commissioner Libbin** asked the Tishman Team to explain the hotel differences between them and the other Team. He asked what Tishman has done to say they will be successful during not only conventions, but also year around. He also asked them to explain the increased revenues to the City and how it is calculated.

The Tishman Team explained that they do not know anything about the other Team's plan, but the most important issue for them is that the hotel must be attractive to people when there are no conventions. To accomplish that, the hotel has space, uses and amenities. They envision the hotel as an urban resort. The City should want the hotel to be able to charge as much as it can. They are pricing the hotel with a significant discount to the Beach. The most important issue to pricing a hotel is the view. A view commands rates and the more we charge the more the City will get.

Commissioner Libbin thanked them on a great proposal.

**Commissioner Weithorn** stated that she will save most of her questions for tomorrow, but added that she does not see the residential on the model and asked him to explain.

The Tishman Team explained that this model is only the Convention Center and the other model shows the residential, and added that they downplayed the residential. He added that the residential yields the City less return than any other project and is much less important than the convention hotel.

**Commissioner Wolfson** stated that he will save most of his questions for tomorrow, but one thing stood out and it was that on the presentation it was stated that our tourism revenues are M:\\$CMB\CITYCLER\AFTERACT\2013\05142013\Aa05142013.Doc

expected to decrease in the future. He asked if this was speculation or are there any studies to support that.

The Tishman Team explained that the statement was in reference to "if you did nothing."

Victor Diaz stated that the statement needs to be refined because the tourism will continue growing for Miami Beach because of the great success of the preservation movement and the beach hotels. What it means is that the revenue generated from the Convention Center will continue to decline.

- 1. Roger Abramson stated that he has been very active with the Convention Center by being a member of its Board for many years. He referred to the comment made that by the time they are done, both companies will be on the same page. He said the whole issue of doing nothing should not even be mentioned because it is embarrassing. As a member of the Convention Center Advisory Board, they initiated a referendum last summer, and 70% of the residents voted to have the Convention Center renovated immediately. He added that the following statement is for the City commissioners for which he has voted. Now it is on your shoulders to come forward and say exactly what you want or do not want. He added that one of the companies should include a Latin Music Hall of Fame and Museum. From now on, the Commissioners can no longer hide behind the developers and need to come forward and state what they want.
- 2. Frank Del Vecchio stated that there is no question that the residents will get to vote on this, as the item was approved at the last City Commission meeting. There is a real concern that the regulators when they retire go to work for the industry that they regulated. He suggested this to the other Team, and now will suggest it to this Team. Would you agree to having binding conditions in your contract that when all the members of the City Commission, all City officials, attorneys and anybody that participated on the RFQ process, including consultants, that for a period of five years after they leave the City, you will not hire them in any capacity, and also that any companies under your control will not hire them? This will ensure the residents that the decision makers will not be influenced by a possible future benefit.

The Tishman Team responded that they have no problem with that.

- **3. Steve Bobinsky** stated that he is very happy with this project. A choice needs to be made and not push this back for another bid. He added that both plans are coming closer. The Portman plan has changed significantly, but there are four major differences between them: 1) The footprint is much larger and does not allow for flow; 2) The main entrance flow is west when all the activities should be east and south, as opposed to the south facing plans; 3) There is still more retail, and 4) the Jackie Gleason is preserved but it is being altered. The Commission need to know that one plan has been with us from the beginning and the other has not. Look at who got it right from inception, and who can we trust. The party with the best vision is really telling you something.
- **4. Eric Hirsch** thanked them for the presentation. He stated that most people do not own a store on Lincoln Road and it seems to him that the plan with the higher square footage will generate more revenues for the City. He pointed out that the other plan added more footage and the total plan was thirteen months shorter.

**5. Ellen Klein** asked in reference to the residential portion that was not discussed, how many square feet of the public space are involved, that the City is giving to them, for the residential, how much benefit will the City receive dollar wise?

The Tishman Team stated that the light residential area is surrounded by open space; it will be only be on the west, on land that they anticipate leasing from the City on a 99-year lease so the City is not giving them anything since they will be paying. This transaction will generate revenues needed to build the Convention Center.

The Tishman Team is proposing four buildings with two building with 60 feet in height and two with 120 feet in height.

**Ellen Klein** stated that this was sold as one big park for the residents and instead they are having four large building in the middle of the park.

Victor Diaz explained that both plans have residential. One plan has 261 units and the other one has 300 units. This plan has purposely not integrated the residential into the façade so that the City has the flexibility to decide what Master Plan they want to go forward with.

Discussion continued.

**6. Richard Bennetti,** CEO of Ocean Drive Transportation, asked for the dollar amount they are paying the City.

The Tishman Team stated that they are paying \$800,000 ground rent for the residential area and added that they are paying significantly more.

**Richard Bennetti** stated that compared to the Portman blueprints, this Team concentrates on Dade Boulevard. He stated that they needed to go back and study the transportation issue because Dade Boulevard will be very congested. There is going to be a tremendous congestion problem.

**7. Marco (did not give his last name)** congratulated the companies, and asked if they had done a study on the occupancy rate of the hotel, or are they waiting to see what happens after construction.

The Tishman Team stated that there have been studies and there will be 80% occupancy on an annual basis.

**8. Dave Crystal,** candidate for Commissioner Group I, stated that this is not a decision between do something or do nothing. This is not a do nothing crowd. He stated that what is important is what the priorities are as a City: 1) Get rid of all the corruption, and the City is getting an Inspector General to do that; 2) Reforming the pension plan, and 3) Get rid of all wasteful expenditures as much as possible. If the City does not take care of these three priorities, and this goes forward, wait and see the corruption problem that the City will have. It is important that the City gets its house in order before doing this, the environment is not right now.

- **9. Sam Hasburg,** resident for 30 years, stated that he was against this project when he first heard about it, but now he is convinced that the City needs to do something. The Convention Center is outdated and the future will not look good unless the City does something about it. He has confidence in the Teams, especially the one here now, that they will get all the issues resolved, and the Commissioners will make sure that they do. He added that this is an unbelievable Team with the best construction company, best architect in the world a Pulitzer Prize winner, and Robert Wennett built an unbelievable building at 111 on Lincoln Road. This is his opinion as a business owner in Miami Beach, and he supports this Team.
- **10.** Ray Breslin, President of Collins Park Neighborhood Association, thanked Dan and Victor for going to his neighborhood and asking them what they wanted. In their opinion, both companies have come very close together. Whichever Team the City selects it will be a big win for the residents. The hard part of the process will be for the City Commissioners to work out the finances and choose the best one for the residents. He asked the group why it is taking them longer to build when their plan is smaller and he left with a quote from Mr. Lapidus that "For Miami Beach too much is never enough."

The Tishman Team explained that one of the reasons is that they start three months later, and this was decided because they do not want to disrupt City's operations during the busiest time of the year. The plan is heavy construction oriented, but he is confident on his schedule. They are building a more fancy and complicated project, which will yield the City a larger return.

11. Anne McNeil, representing Miami-Dade Chamber of Commerce, stated her comments are directed to the Miami Beach City Commission and staff. She asked, on behalf of her community, for involvement. She came in January, asked for involvement from both Teams and only had a response from one of them. She asked the Portman Team if someone would be responsive to her request to be inclusive in this project.

**Commissioner Exposito** announced that tomorrow, May 15, 2013, there will be a City Commission Workshop in the Convention Center, Hall C, 1<sup>st</sup> floor, Room #4. It will be open to the public and they will be going over the financial portion in more detail.

Workshop concluded at 5:20 p.m.

Handouts and Reference Materials:

- 1. The Miami Herald No. 777 Published May 9, 2013
- 2. South Beach ACE Tishman Book
- 3. Portman/CMC Book